

ASSET PROFILE

Cluster Overview: Existing Land Use Profile

Current land use information is outlined in this section of the profile through a brief narrative and a generalized land use map. The map was developed by SEMCOG and is provided at the end of this narrative. Additionally, the SEMCOG Community Profile for Detroit outlines city land use by category:

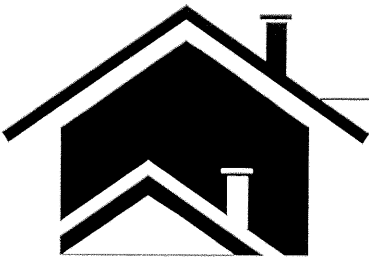
Table #2

Category	Percentage of Land Use
Single Family Residential	58.2
Multiple Family Residential	1.8
Commercial and Office	10.6
Institutional	4.8
Industrial	10.1
Transportation, Communications, Utilities	4.7
Cultivated Land	0.0
Woodlands, Shrub, Grassland, Wetlands	9.7
Water	0.0
Barren, Extractive	0.1

Cluster 6 land area covers approximately 11 square miles, bounded by Lyndon to Doris to Oakman to the north, Thompson to John C. Lodge Freeway (M-10) to the east, Roselawn to Oakman to Grand River to Jeffries (I-96) to Cloverlawn to the west, and Edsel Ford Freeway (I-94) to Livernois to Warren to the south, with predominant land use being single-family residential. Land use information presented below is based on categories defined by the city. Archive DS, a Detroit-based architectural firm, has provided estimates of Cluster land use by categories.

Open Space/Recreation

Cluster 6 has more than 100 acres designated as recreation and open use. This is two percent of the total Cluster land. The Cluster greenways are abundant as evidenced by the large number of playfields, playground and playlots spread throughout the area. Cluster 6 is also home to two city-owned recreation facilities: Joseph Walker Williams, located on Rosa Parks Blvd., and Kronk, located on McGraw at Junction (see recreation map page 115).



Residential

Residential land covers an estimated 67 percent of land in Cluster 6, accounting for its single largest land use. More than 52 percent of total housing structures were built in 1939 or earlier. The predominant mix of housing by age is located in the central and northern area of the Cluster. Concentrations of newer housing built between 1940 and 1970 are located predominantly on the far northern edge and east. Housing built prior to 1940 is located primarily in the central and southern areas within the Cluster, with even newer housing built since 1980 in Virginia Park. Cluster 6 is also home to Boston-Edison, one of Detroit's finest historical districts. For planning purposes, Cluster 6 land is divided into four subcommunities: Winterhalter, Durfee, Rosa Parks, and Tireman. Residents reside in zip codes 48238, 48202, 48206, 48208, 48204, or 48210.

Multiple family dwellings are also found in the Cluster, with the greatest concentration located in the Winterhalter community northeast of Grand River. Two public housing units, Lee Plaza located in the Linwood/Dexter area and currently unoccupied, and Harriet Tubman Homes located near Rosa Parks and W. Grand Blvd., are also in Cluster 6.

Institutional

Institutional land accounts for an estimated 12 percent of land in Cluster 6. Several major institutions serving the entire city are found in the Cluster, including Henry Ford Hospital and Herman Keifer/Detroit Health Department. Other health care facilities, such as Metropolitan Health Centers and an urgent care center located at the old Kirwood Hospital site, are also in the Cluster. Several nursing home facilities are located in the Cluster. This is an important asset, considering the number of older persons residing in the Cluster. Cluster 6 is also home to several educational institutions, both public and private. Examples include St. Martin DePorres High School, Central High School, Webber Middle School, and others. The newest educational institution is Detroit City High School, one of the city's few charter schools. Other major institutions in the Cluster include Sacred Heart Seminary, Focus:HOPE, and TULC. Access to Wayne State University, University of Detroit Mercy, and Marygrove College is also enhanced due to the close proximity to Cluster 6.

Commercial/Service

Cluster 6 commercial land, an estimated 15 percent of the Cluster's total land, differs from several other Clusters, in that commercial/service areas are spread out fairly consistently throughout the Cluster along main arteries including Grand River, Livernois, W. Grand Blvd., Tireman, Warren, Joy Rd., Dexter, Davison, and Woodrow Wilson. Heavy concentrations of decline can be found east and north, with the greatest concentration of stability found in the southern areas of the Cluster.



Cluster 6 is located in close proximity to New Center and downtown, which could mean increasingly new reinvestment opportunities based upon projected growth in service industries. This growth is discussed in the regional context job centers section.

Industrial

Four significant industrial areas are located within the Cluster. Industrial land use in the Cluster is an estimated four percent of the total land. Detroit Edison occupies a large amount of land at Livernois and Warren. A second area can be seen along the southeast areas of the Cluster, bound by John C. Lodge Freeway. (M-10), Edsel Ford Freeway (I-94), W. Grand Blvd., and Rosa Parks. The far northwest corner of the Cluster is bound by Cloverlawn to the west and Lyndon to the north, has been designated as one of Detroit's Renaissance Zones, and recently enjoyed the opening of SBF Automotive on Interval (September 15, 1997). Details on the Renaissance Zone are on page 72 in the Issues Area section of this profile. This area holds great potential for future development, as does the southern and southeast areas of the Cluster which abut the Empowerment Zone. Finally, Kelsey Hayes Manufacturing maintains its operations at McGraw and Livernois.

Major Transportation Routes

Cluster 6 has several railroads that could potentially serve as opportunities for rail to truck business development, a recommendation contained in the Land Use Task Force Report. These and the major Freeways, Jeffries (I-96), Edsel Ford (I-94), and John C. Lodge (M-10) are significant transportation assets when considering future business development.

Of special note, however, is the poor condition of Grand River throughout its stretch in the Cluster. This area also shows decline and vacancies, which when combined, may serve as an opportunity for new reinvestment opportunities. Street conditions will need to be improved to facilitate such opportunities.

Special Land Uses

Cluster 6 is unique from several other Clusters, because it includes an office park area, bound by Grand River, West Grand Boulevard, Edsel Ford Freeway (I-94), and John C. Lodge (M-10). This may be an important asset in light of future service industry job growth requiring increased office space.

Another unique feature in the Cluster is a Detroit Edison substation located on Linwood, North of Calvert, that provides primary voltage to the surrounding area. While substations are located in other Clusters, this particular substation, built in the early 1900s, mirrors the architecture found in the Boston-Edison area.